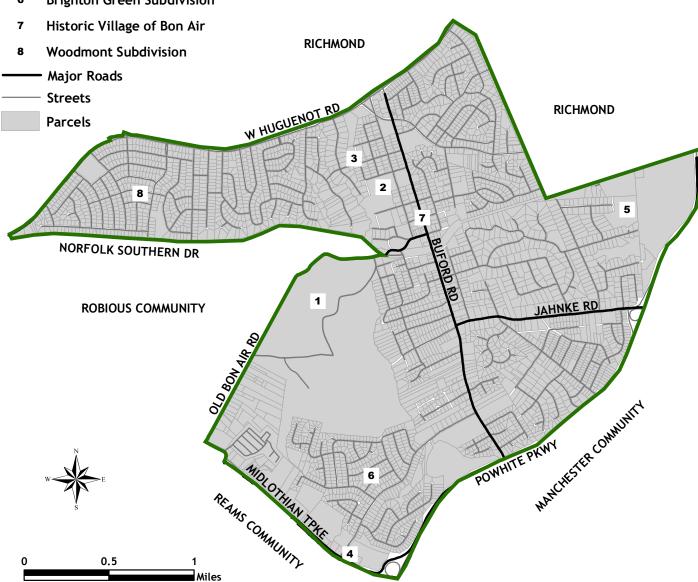
Bon Air

Bon Air Features

- 1 Bon Air Juvenile Correctional Center
- 2 Bon Air Elementary School
- 3 Bon Air Library
- 4 Bon Air Post Office
- 5 Crestwood Elementary School
- 6 Brighton Green Subdivision



Bon Air Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

Strengths

- Low rental occupancy rates of single-family houses
- Housing turnover
- Single-family housing maintenance and reinvestment
- Persons on probation per capita
- Religious, neighborhood, and community organizations per capita

Challenges

- Single-family housing assessment trend from 1998 through 2003
- Traffic accidents per capita

Community Characteristics

- Low rate of population growth from 1990 through 2004
- Low rate of single-family housing growth
- Low rate of overall housing growth
- High residential density
- Low percentage of multifamily (attached) housing units
- Older single-family houses
- Higher resale single-family housing prices
- Many business licenses issued per capita
- Many licensed home-based businesses per capita



Historic Bon Air Christian Church — Built 1882

Bon Air Community Summary

Population 2004 Number of Persons 9,000 293,900 Average Annual Population Growth 1990-2004 Percentage Increase -0.3% 2% Average Annual Population Growth 1990-2004 Percentage Increase 2.29 4,907 Projected Annual Population Growth 2004-2010 Percentage Increase 0.7% 2% Projected Annual Population Growth 2003 Percentage Increase 67 5,900 HOUSING GROWTH (Based on Building Permits Issued For New Construction) 803 Percentage Increase 0.3% 2.63% Single-Family Housing Growth 2003 Percentage Increase 11 2,230 Multifamily (attached) Housing Growth 2003 Numerical Increase 0 5.7% Multifamily (attached) Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34 3.06 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34 3.06 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34 3.08 Overall Housing Crowth (includes mobile home	POPULATION GROWTH	YEAR(S)	Measure	COMMUNITY	COUNTYWIDE
Average Annual Population Growth 1990-2004 Numerical Increase .29 4,907 Projected Annual Population Growth 2004-2010 Percentage Increase 0.7% 2% Projected Annual Population Growth 2004-2010 Numerical Increase 6.7 5,900 Mousing Growth (Busing Growth 2003 Percentage Increase 0.33% 2.63% Single-Family Housing Growth 2003 Numerical Increase 11 2,230 Multifamily (attached) Housing Growth 2003 Percentage Increase 0 5,7% Multifamily (attached) Housing Growth 2003 Numerical Increase 0 9.5 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 0.4% 3.0% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 1.2 3,200 GROWTH POTENTIAL William (Increase) 1.2 3,200 Housing Unit Growth Potential 2003 Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 1,906 10	Population	2004	Number of Persons	9,000	293,900
Projected Annual Population Growth 2004-2010 Percentage Increase 0.7% 2% Projected Annual Population Growth 2004-2010 Numerical Increase 6.7 5,900 Housine Growth (Based on Building Permits Issued For New Construction) Single-Family Housing Growth 2003 Percentage Increase 0.33% 2.63% Single-Family Housing Growth 2003 Numerical Increase 0 5.79% Multifamily (attached) Housing Growth 2003 Percentage Increase 0 9.36 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 0 9.36 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 0 9.36 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 0 9.36 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 0 9.36 Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 0 9.36 Overall Housing Crowth (includes mobile homes) 2003 Purcentage increase 0.24% 9.24%	Average Annual Population Growth	1990-2004	Percentage Increase	-0.3%	2%
Projected Annual Population Growth 2004-2010 Numerical Increase 67 5,900 Housing Growth (Based on Building Permits Issued For New Construction) Single-Family Housing Growth 2003 Percentage Increase 0.33% 2.63% Single-Family Housing Growth 2003 Numerical Increase 0 5.7% Multifamily (attached) Housing Growth 2003 Percentage Increase 0 9.36 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.09% Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.09% Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.09% Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.09% Gowrn Potential 2003 Units on Planed Land 1,906 103,074 40.58 Housing Unit Growth Potential 2003 Units on Planed Land 1,906 103,074 41,588 Subdivision Potential (recorded subdivision plats) 2003 Purcentage Increase	Average Annual Population Growth	1990-2004	Numerical Increase	-29	4,907
Housing Growth (Based on Building Permits Issued For New Construction)	Projected Annual Population Growth	2004-2010	Percentage Increase	0.7%	2%
Single-Family Housing Growth 2003 Percentage Increase 0.33% 2.63% Single-Family Housing Growth 2003 Numerical Increase 11 2,230 Multifamily (attached) Housing Growth 2003 Percentage Increase 0 5.7% Multifamily (attached) Housing Growth 2003 Numerical Increase 0 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0 3.0% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 12 3,200 GROWTH POTENTIAL The Company of C	Projected Annual Population Growth	2004-2010	Numerical Increase	67	5,900
Single-Family Housing Growth 2003 Numerical Increase 11 2,230 Multifamily (attached) Housing Growth 2003 Percentage Increase 0 5.79% Multifamily (attached) Housing Growth 2003 Numerical Increase 0 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 12 3,200 Growth Potential 2003 Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 302 43,588 Subdivision Potential (tentative subdivision lots) 2003 Approved Tentative Lots 17 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 163 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 402 17,343 Vacant Property (minimal improve. value) 2003 Acres 445 122,618 Underimproved Property (minimal improve. value) 2003	Housing Growth (Based on Building Permits Issued F	or New Constru	uction)		
Multifamily (attached) Housing Growth 2003 Percentage Increase 0 5.7% Multifamily (attached) Housing Growth 2003 Numerical Increase 0 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.0% Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.0% GROWTH POTENTIAL 3.000 Multis on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 302 43,588 Subdivision Potential (treatative subdivision lots) 2003 Approved Tentative Lots 17 10,711 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 163 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 445 122,618 Underimproved Property (minimal improve, value)	Single-Family Housing Growth	2003	Percentage Increase	0.33%	2.63%
MultIfamily (attached) Housing Growth 2003 Numerical Increase 0 936 Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 12 3,200 GROWTH POTENTIAL Housing Unit Growth Potential 2003 Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 302 43,588 Subdivision Potential (recorded subdivision plats) 2003 Approved Tentative Lots 17 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 163 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 402 17,343 Vacant Property (no assessed improvement value) 2003 Acres 445 122,618 Underimproved Property (minimal improve, value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve, value) 2003 Braces 533 155,428	Single-Family Housing Growth	2003	Numerical Increase	11	2,230
Overall Housing Growth (includes mobile homes) 2003 Percentage Increase 0.34% 3.09% Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 12 3,200 GROWTH POTENTIAL Housing Unit Growth Potential 2003 Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 302 43,588 Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 17 10,711 Subdivision Potential (recorded subdivision lots) 2003 Approved Tentative Lots 163 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 402 17,343 Vacant Property (no assessed improvement value) 2003 Acres 445 122,618 Underimproved Property (minimal improve, value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve, value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve, value) 2003 Parcels 441 19,319	Multifamily (attached) Housing Growth	2003	Percentage Increase	0	5.79%
Overall Housing Growth (includes mobile homes) 2003 Numerical Increase 12 3,200 GROWTH POTENTIAL Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 302 43,588 Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 17 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 163 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 402 17,343 Vacant Property (no insesses di Improvement value) 2003 Acres 445 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve. value) 2003 Acres 533 155,428 Housing Density 2003 Units/Acre 0,98 0,39 Single-Family Housing 2003 Units 3,298 87,495 Single-Family Housing 2003 Percentage of All Housing Units 93,22% <	Multifamily (attached) Housing Growth	2003	Numerical Increase	0	936
GROWTH POTENTIAL 2003 Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 302 43,588 Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 17 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 163 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 402 17,343 Vacant Property (no assessed improvement value) 2003 Acres 445 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve. value) 2003 Acres 533 155,428 Housing Conditions 441 19,319	Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	0.34%	3.09%
Housing Unit Growth Potential 2003 Units on Planned Land 1,906 103,074 Housing Unit Growth Potential 2003 Units on Zoned Land 302 43,588 Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 17 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 163 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 402 17,343 Vacant Property (no assessed improvement value) 2003 Acres 445 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve. value) 2003 Acres 533 155,428 Housing Density 2003 Bracels 441 19,319 Underimproved Property (minimal improve. value) 2003 Dunits 3,028 87,495 Single-Family Housing 2003 Units /Acre 0,98 0,39 Single-Family Housing 2003 Units /Acre 0,98 20,12	Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	12	3,200
Housing Unit Growth Potential 2003 Units on Zoned Land 302 43,588	GROWTH POTENTIAL				
Subdivision Potential (tentative subdivision plats) 2003 Approved Tentative Lots 17 10,711 Subdivision Potential (recorded subdivision lots) 2003 Vacant Recorded Lots 163 8,681 Vacant Property (no assessed improvement value) 2003 Parcels 402 17,343 Vacant Property (no assessed improvement value) 2003 Acres 445 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve. value) 2003 Acres 533 155,428 HOUSING CONDITIONS The Company of Property (minimal improve. value) 2003 Units 0.98 0.39 Single-Family Housing 2003 Units 3,298 87,495 Single-Family Housing 2003 Percentage of All Housing Units 93,22% 82,12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15,84% Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91,36% 89,98% Rental Occupancy	Housing Unit Growth Potential	2003	Units on Planned Land	1,906	103,074
Subdivision Potential (recorded subdivision lots)2003Vacant Recorded Lots1638,681Vacant Property (no assessed improvement value)2003Parcels40217,343Vacant Property (no assessed improvement value)2003Acres445122,618Underimproved Property (minimal improve. value)2003Parcels44119,319Underimproved Property (minimal improve. value)2003Acres533155,428HOUSING CONDITIONSHousing Density2003Units/Acre0.980.39Single-Family Housing2003Units3,29887,495Single-Family Housing2003Percentage of All Housing Units93.22%82.12%Multifamily (attached) Housing2003Percentage of All Housing Units0.62%15.84%Owner Occupied Single-Family Housing2003Units3,01378,724Owner Occupied Single-Family Housing2003Percentage of All SFR Units91.36%89.98%Rental Occupancy2003Percentage of All SFR Units91.36%89.98%Rental Occupancy2003Percentage of All SFR Units8.64%10.02%Rental Occupancy Trend1998-2003Percentage Change-0.02%-0.62%Age of Single-Family Housing2003Median Age in Years4019Size of Single-Family Housing2003Median Age in Years4019Size of Single-Family Housing Turnover2003Percentage of Units Sold4.52%6.14%	Housing Unit Growth Potential	2003	Units on Zoned Land	302	43,588
Vacant Property (no assessed improvement value)2003Parcels40217,343Vacant Property (no assessed improvement value)2003Acres445122,618Underimproved Property (minimal improve. value)2003Parcels44119,319Underimproved Property (minimal improve. value)2003Acres533155,428HOUSING CONDITIONSHousing Density2003Units/Acre0.980.39Single-Family Housing2003Units3,29887,495Single-Family Housing2003Percentage of All Housing Units93.22%82.12%Multifamily (attached) Housing2003Units2216,881Multifamily (attached) Housing2003Percentage of All Housing Units0.62%15.84%Owner Occupied Single-Family Housing2003Units3,01378,724Owner Occupied Single-Family Housing2003Percentage of All SFR Units91.36%89.98%Rental Occupancy2003Percentage of All SFR Units91.36%89.98%Rental Occupancy2003Percentage of All SFR Units8.64%10.02%Rental Occupancy Trend1998-2003Percentage Change-0.02%-0.62%Age of Single-Family Housing2003Median Age in Years4019Size of Single-Family Housing2003Median Size, in Square Feet1,9851,814Single-Family Housing Turnover2003Percentage of Units Sold4.52%6.14%Single-Family Housing Ma	Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	17	10,711
Vacant Property (no assessed improvement value) 2003 Acres 445 122,618 Underimproved Property (minimal improve. value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve. value) 2003 Acres 533 155,428 HOUSING CONDITIONS Housing Density 2003 Units 3,298 87,495 Single-Family Housing 2003 Percentage of All Housing Units 93,22% 82,12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 93,22% 82,12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 0,62% 15,84% Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91,36% 89,98% Rental Occupancy 2003 Percentage of All SFR Units 8,64% 10,02% Rental Occupancy Trend 1998-2003 Percentage Change -0,02% -0,62% Age of Single-Family Housing 200	Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	163	8,681
Underimproved Property (minimal improve. value) 2003 Parcels 441 19,319 Underimproved Property (minimal improve. value) 2003 Acres 533 155,428 HOUSING CONDITIONS HOUSING Density 2003 Units/Acre 0.98 0.39 Single-Family Housing 2003 Units 3,298 87,495 Single-Family Housing 2003 Percentage of All Housing Units 93.22% 82.12% Multifamily (attached) Housing 2003 Units 22 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 22 16,881 Multifamily (attached) Housing 2003 Units 22 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15.84% Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Vacant Property (no assessed improvement value)	2003	Parcels	402	17,343
Underimproved Property (minimal improve. value) 2003 Acres 533 155,428 Housing Conditions Housing Density 2003 Units/Acre 0.98 0.39 Single-Family Housing 2003 Units 3,298 87,495 Single-Family Housing 2003 Percentage of All Housing Units 93.22% 82.12% Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15.84% Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Siz	Vacant Property (no assessed improvement value)	2003	Acres	445	122,618
Housing Conditions Housing Density 2003 Units/Acre 0.98 0.39 Single-Family Housing 2003 Units 3,298 87,495 Single-Family Housing 2003 Percentage of All Housing Units 22 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 22 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15.84% Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Underimproved Property (minimal improve. value)	2003	Parcels	441	19,319
Housing Density 2003 Units/Acre 0.98 0.39 Single-Family Housing 2003 Units 3,298 87,495 Single-Family Housing 2003 Percentage of All Housing Units 93.22% 82.12% Multifamily (attached) Housing 2003 Units 22 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15.84% Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Percentage of All SFR Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Underimproved Property (minimal improve. value)	2003	Acres	533	155,428
Single-Family Housing 2003 Units 3,298 87,495 Single-Family Housing 2003 Percentage of All Housing Units 93.22% 82.12% Multifamily (attached) Housing 2003 Units 22 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15.84% Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit 5514 5372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Housing Conditions				
Single-Family Housing 2003 Percentage of All Housing Units 93.22% 82.12% Multifamily (attached) Housing 2003 Units 22 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15.84% Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 8.64% 10.02% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Housing Density	2003	Units/Acre	0.98	0.39
Multifamily (attached) Housing 2003 Units 22 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15.84% Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 8.64% 10.02% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Single-Family Housing	2003	Units	3,298	87,495
Multifamily (attached) Housing 2003 Percentage of All Housing Units 0.62% 15.84% Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Single-Family Housing	2003	Percentage of All Housing Units	93.22%	82.12%
Owner Occupied Single-Family Housing 2003 Units 3,013 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Multifamily (attached) Housing	2003	Units	22	16,881
Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 91.36% 89.98% Rental Occupancy 2003 Units 285 8,771 Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Multifamily (attached) Housing	2003	Percentage of All Housing Units	0.62%	15.84%
Rental Occupancy 2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number	Owner Occupied Single-Family Housing	2003	Units	3,013	78,724
Rental Occupancy Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 8.64% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	91.36%	89.98%
Rental Occupancy Trend 1998-2003 Percentage Change -0.02% -0.62% Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Rental Occupancy	2003	Units	285	8,771
Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Rental Occupancy	2003	Percentage of All SFR Units	8.64%	10.02%
Age of Single-Family Housing 2003 Median Age in Years 40 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,985 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	Rental Occupancy Trend	1998-2003			
Size of Single-Family Housing2003Median Size, in Square Feet1,9851,814Single-Family Housing Turnover2003Percentage of Units Sold4.52%6.14%Single-Family Housing Maintenance/Reinvestment2003Avg. Building Permit Value/Unit\$514\$372Residential Code Enforcement Complaints2003Number842,664	, ,				
Single-Family Housing Turnover 2003 Percentage of Units Sold 4.52% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664					1,814
Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$514 \$372 Residential Code Enforcement Complaints 2003 Number 84 2,664	, ,		-		
Residential Code Enforcement Complaints 2003 Number 84 2,664					
	Residential Code Enforcement Complaints	2003	Per Capita	0.0093	0.0094

Bon Air Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	Measure	Bon Air	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$164,000	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$14,000	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	9.33%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$7,980	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.73%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$199,000	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$5,474	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	3.00%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$160,950	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$10,950	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	7.30%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$7,590	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.53%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	124%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$6,063	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	4.61%	7.93%
All Houses: Assessment Trend	2003	Increase	454	\$1,800
All Houses: Assessment Trend	2003	Increase	0.30%	1.23%
PUBLIC SAFETY				
Police Calls For Service	2003	Per Capita	0.4068	0.4748
Group A Crime Incidents	2003	Per Capita	0.0449	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	1.93%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0074	0.0150
Property Crime Incidents	2003	Per Capita	0.0221	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0130	0.0171
Persons on Probation	2003	Per Capita	0.0033	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0659	0.0732
Fire Calls For Service	2003	Per Capita	0.0321	0.0287
Traffic Accidents	2003	Per Capita	0.0322	0.0230
Businesses				
Businesses (licensed)	2003	Per Capita	0.0604	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0361	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	1,987	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0052	0.0033